

Hutchinson Close, Coundon, DL14 8NY
4 Bed - House - Detached
£225,000

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Hutchinson Close
Coundon, DL14 8NY







Robinsons have the pleasure of offering to the sales market this beautifully presented four bedroom detached home, occupying a delightful position within a cul-de-sac in the popular village of Coundon. The property enjoys impressive countryside views over the surrounding landscape, together with beautifully landscaped gardens, driveway and garage.

In our opinion, this excellent property would make a fantastic family home, offering spacious and versatile accommodation together with many of the features modern families are looking for. Highlights include a principal bedroom with en-suite shower room, three reception areas including a superb open plan kitchen/dining room, and an enclosed rear garden. Further benefits include gas central heating, UPVC double glazed windows and a beautifully appointed kitchen with a range of fitted appliances.

The internal accommodation briefly comprises a welcoming entrance hall with staircase leading to the first floor and access to the cloakroom/WC. The spacious lounge enjoys fantastic views to the front over the gardens and surrounding countryside. There is also a useful second reception room, which offers excellent versatility and could be utilised as a home office, children's playroom, snug or second lounge, depending on individual requirements.

To the rear of the property is the impressive open plan kitchen/dining room, which forms a fantastic heart to the home. The kitchen is fitted with a modern range of wall, base and drawer units, together with a selection of integrated appliances, while the adjoining dining area provides an excellent space for family meals and entertaining.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, beautiful countryside views and a modern en-suite shower room. Completing the internal accommodation is the beautifully appointed family bathroom, fitted with a four-piece suite comprising bath, separate shower cubicle, wash hand basin and WC.

























Outside
Externally, the property occupies a generous and attractive plot, with well-maintained gardens to both the front and rear. The enclosed rear garden is particularly appealing, featuring a patio area, lawn, well-stocked flower beds and a delightful garden pond, creating a pleasant and private outdoor space. Beyond the garden is a single garage together with a driveway providing off-road parking.

Location
Coundon is a well-positioned village offering a range of everyday amenities, including a Sainsbury's Local, primary school and healthcare facilities. For a wider range of shopping, leisure and recreational amenities, the nearby towns of Newton Aycliffe, Bishop Auckland and Spennymoor are all within easy reach.

Early internal viewing is highly recommended to fully appreciate the excellent accommodation, attractive position and impressive countryside views this lovely family home has to offer.

AGENTS NOTES
Council Tax: Durham County Council, Band D - Approx. £2,622 p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area . Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



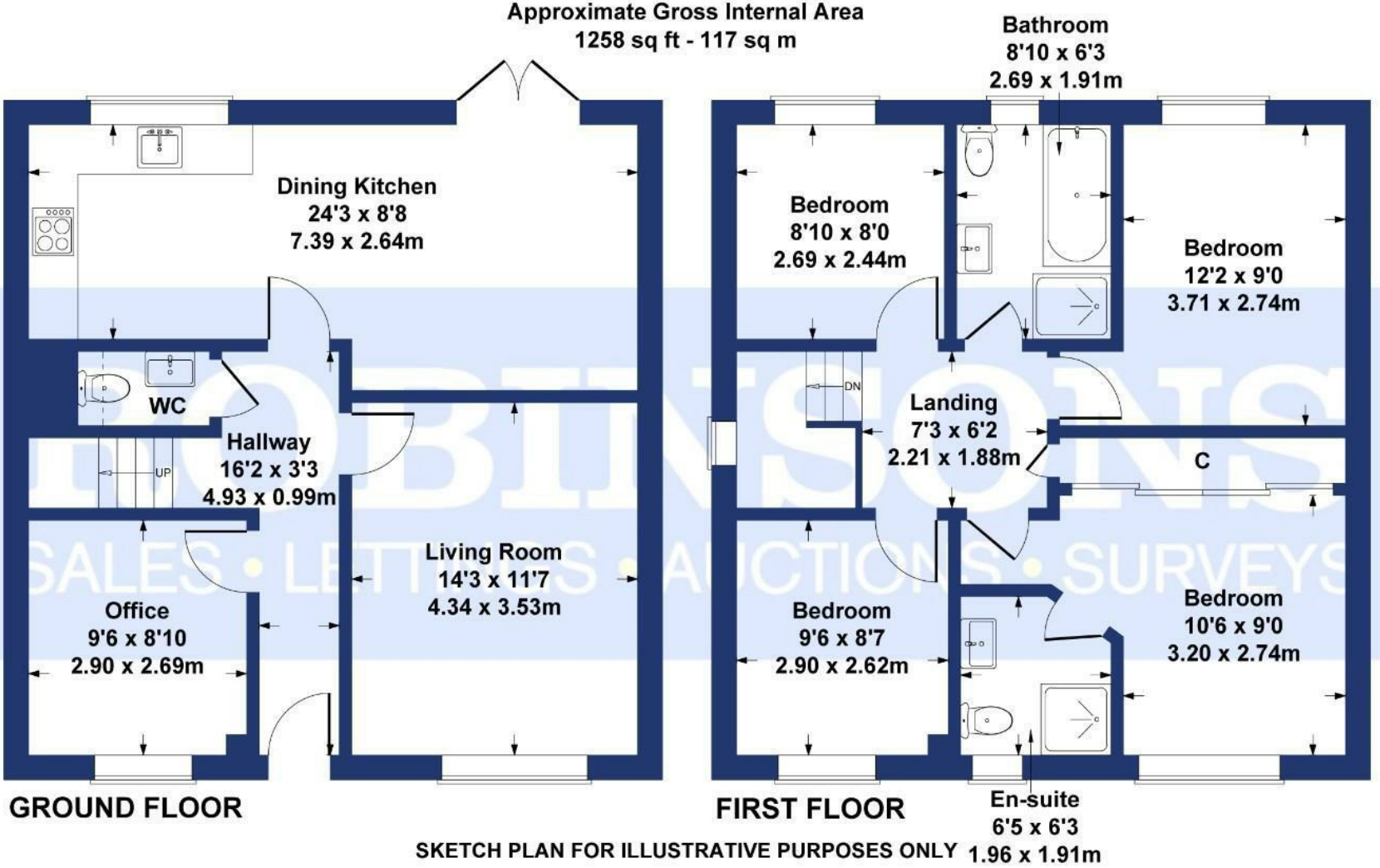






Hutchinson Close Coundon

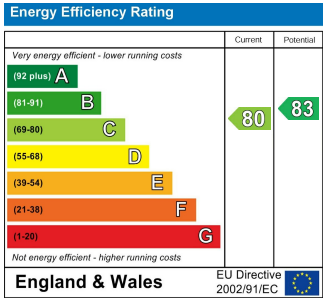
Approximate Gross Internal Area
1258 sq ft - 117 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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